139.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,137,600	/	1,137,600
USE VALUE:	1,137,600	/	1,137,600
ASSESSED:	1,137,600	/	1,137,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSEN EVAN D
Owner 2:	BRIDBURG EVE B
Owner 3:	
Street 1:	25 WOODLAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TENNIS MICHAEL W--ETAL -
Owner 2:	TENNIS MARSHA KENERSON -
Street 1:	25 WOODLAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,297 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Wood Shingle Exterior and 2513 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5297.000	609,200	7,400	521,000	1,137,600
Total Card	0.122	609,200	7,400	521,000	1,137,600
Total Parcel	0.122	609,200	7,400	521,000	1,137,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.68 | /Parcel: 452.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89237
GIS Ref:
GIS Ref:
Insp Date: 07/23/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	584,200	7400	5,297.	521,000	1,112,600	1,112,600	Year End Roll	12/18/2019
2019	101	FV	454,700	7400	5,297.	550,000	1,012,100	1,012,100	Year End Roll	1/3/2019
2018	101	FV	454,700	7400	5,297.	405,200	867,300	867,300	Year End Roll	12/20/2017
2017	101	FV	454,700	7400	5,297.	387,900	850,000	850,000	Year End Roll	1/3/2017
2016	101	FV	454,700	7400	5,297.	358,900	821,000	821,000	Year End	1/4/2016
2015	101	FV	424,500	7600	5,297.	301,000	733,100	733,100	Year End Roll	12/11/2014
2014	101	FV	424,500	7600	5,297.	294,100	726,200	726,200	Year End Roll	12/16/2013
2013	101	FV	424,500	7600	5,297.	280,200	712,300	712,300		12/13/2012

!10744!

PRINT

Date	Time
12/11/20	01:01:19

LAST REV

Date	Time
10/06/20	15:11:18
danam	
10744	

USER DEFINED

Prior Id # 1:	89237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TENNIS MICHAEL	43058-563		6/16/2004		715,000	No	No		
	16160-447		5/1/1985		204,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2019	1274	Heat App	15,000	C				
8/12/2019	1210	Addition	100,000	O				
2/15/2011	81	Redo Kit	37,000					
11/8/2004	1075	New Wind						8 repl wndws & new

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020	Measured	DGM	D Mann
11/14/2008	Meas/Inspect	189	PATRIOT
9/23/2005	MLS	BR	B Rossignol
10/15/2004	MLS	MM	Mary M
4/13/2000	Inspected	263	PATRIOT
11/10/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5297		Sq. Ft.	Site		0	90.	1.09	10									521,018						521,000	

Total AC/HA: 0.12160 | Total SF/SM: 5297 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 521,018 | Spl Credit | Total: 521,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25763893
Const Adj.:	1.07089281
Adj $ / SQ:	175.084
Other Features:	119250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638620
Depreciation:	29377
Depreciated Total:	609244

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

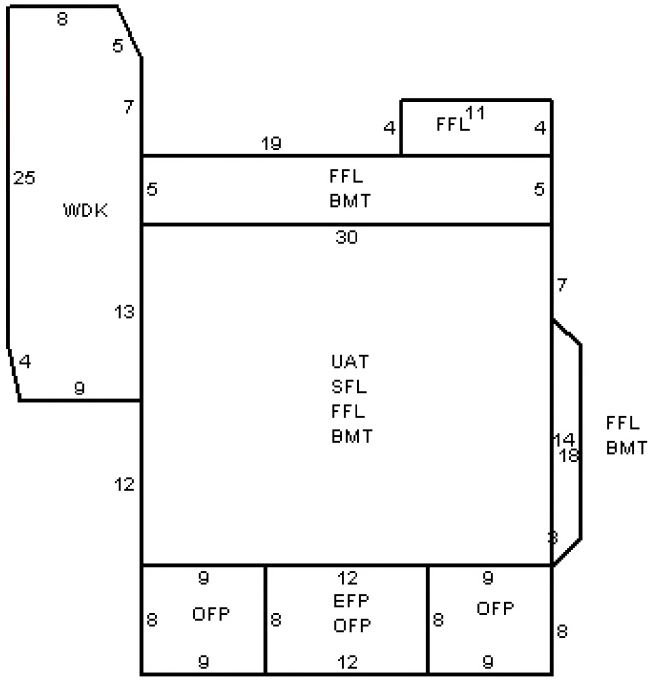
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	211.85
Special Features:	0	Val/Su Net:	175.82
Final Total:	609200	Val/Su SzAd	352.55

SKETCH



SUB AREA

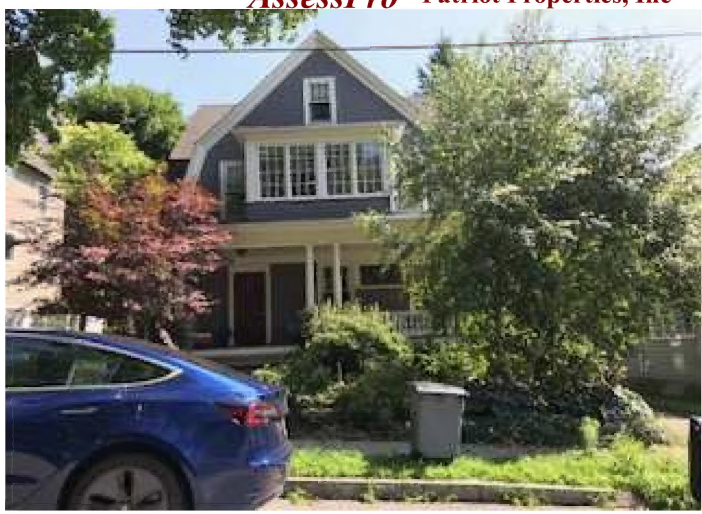
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	978	175.080	171,232
BMT	Basement	934	76.420	71,380
SFL	Second Floor	750	175.080	131,313
WDK	Deck	279	10.260	2,864
OFP	Open Porch	240	25.030	6,008
UAT	Upper Attic	188	106.800	20,025
EFP	Enclos Porch	96	59.520	5,714
	Net Sketched Area:	3,465	Total:	408,536
Size Ad	1728	Gross Are	4027	FinArea 2513

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	
UAT	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20x20	G	GD	1964	26.56	T	30	101			7,400			7,400

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400